



County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
<http://cao.co.la.ca.us>

DAVID E. JANSSEN
Chief Administrative Officer

June 9, 2003

To: Supervisor Yvonne Brathwaite Burke, Chair
Supervisor Gloria Molina
Supervisor Zev Yaroslavsky
Supervisor Don Knabe
Supervisor Michael D. Antonovich

From: David E. Janssen
Chief Administrative Officer

Board of Supervisors
GLORIA MOLINA
First District

YVONNE BRATHWAITE BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

**NOTICE OF AMENDED BOUNDARIES -- AMENDMENT TO REDEVELOPMENT
PROJECT NO. 2 -- CITY OF HAWTHORNE (SECOND DISTRICT)**

On May 28, 2003, we advised your Board that we had received the initial notice from the City of Hawthorne regarding the proposed Amendment to the Redevelopment Plan for Project No. 2. As noted in Attachment I, the subject area is one of two parcels in the City of El Segundo currently occupied by the Los Angeles Air Force Base (LAAFB) – Space and Missile Systems Center (referred to as Parcel A). Hawthorne is currently seeking to annex Parcel A. Attachment II is a notice we have just received from Hawthorne indicating that they plan to include the other LAAFB parcel (Parcel B) in the redevelopment project as well. It is our understanding that Parcel B is not proposed for annexation to Hawthorne, but that the City will seek authorization from El Segundo to include it in their redevelopment project.

As we indicated in our May 28, 2003 memorandum, we will review blight findings for all areas proposed for inclusion in the redevelopment project once the Preliminary Report is released and we will accordingly advise your Board of our findings. We will also keep your Board apprised of the effort, also referenced in the May 28 memorandum, to seek public funding (via commitment of City and County tax increment) to assist in rebuilding the LAAFB.

Please let me know if you have any questions, or your staff may contact Robert Moran of this office at (213) 974-1130.

DEJ:LS
MKZ:os

Attachments

c: Auditor-Controller
County Counsel



DAVID E. JANSSEN
Chief Administrative Officer

County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE
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ATTACHMENT I

(W/O ORIGINAL
ATTACHMENT)

May 28, 2003

To: Supervisor Yvonne Brathwaite Burke, Chair
Supervisor Gloria Molina
Supervisor Zev Yaroslavsky
Supervisor Don Knabe
Supervisor Michael D. Antonovich

From: David E. Janssen
Chief Administrative Officer

Board of Supervisors
GLORIA MOLINA
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DON KNABE
Fourth District

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Fifth District

**STATEMENT OF PREPARATION OF AN AMENDMENT TO THE REDEVELOPMENT
PLAN FOR PROJECT NO. 2 – CITY OF HAWTHORNE**

Consistent with Board policy and direction, we are advising your Board that the City of Hawthorne has sent us a Statement of Preparation of an Amendment to the Redevelopment Plan for the City of Hawthorne Redevelopment Project No. 2. The Statement of Preparation includes the following information:

- The proposed Amendment involves the addition of one approximately 50-acre parcel to the existing Project No. 2 Redevelopment Project Area. The parcel is located on the Southeast corner of El Segundo Boulevard and Aviation Boulevard in the City of El Segundo.

A map from the Agency's notice is attached. Further information will be available in the Agency's Preliminary Report. The Preliminary Report will include the Agency's analysis of blight, assessment of proposed financing, amount of tax increment anticipated from the proposed project, and a description of the redevelopment projects planned by the Agency. Upon receipt of this document from the Agency, we will send your Board another report, including a financial analysis and a determination of whether the proposed Project is generally consistent with Community Redevelopment Law.

Your Board should also know that this project area is currently being annexed by the City of Hawthorne from the City of El Segundo. This area, plus property targeted to remain in the City of El Segundo is currently occupied by the Los Angeles Air Force Base (LAAFB) – Space and Missile Systems Center. There is a current effort to modernize the aging and inadequate LAAFB structures to hopefully avoid inclusion in the next round of base closures by the Base Realignment and Closure Commission.

Each Supervisor
May 28, 2003
Page 2

The developer selected by the Air Force in this effort will acquire from the LAAFB the property being annexed by Hawthorne and proposed for inclusion in their redevelopment project (as well as some other areas) in exchange for building a modern and consolidated base on the LAAFB property remaining in El Segundo. The developer has identified a funding gap of approximately \$25-\$30 million in this effort. In view of the significant economic benefits the base provides to the regional economy, proposals are being developed to address this gap, including commitment of local government shares of tax increment in the redevelopment project area that would otherwise accrue to the City and Redevelopment Agency of Hawthorne and the County.

We will keep your Board advised as these efforts progress and make recommendations accordingly. My staff is currently examining the fiscal projections and assumptions, and will also closely review blight findings as discussed above upon release of the Preliminary Report.

If you have any questions regarding this information, please call me, or your staff may call Jerry Ramirez or Bob Moran of my office at (213) 974-4282 or (213) 974-1130, respectively.

DEJ:LS
MKZ:JR:nl

Attachment

c: Auditor-Controller
County Counsel

CITY OF HAWTHORNE



4455 West 126th Street • Hawthorne, California 90250-4482

STATEMENT OF INTENTION OF AN AMENDMENT TO
THE REDEVELOPMENT PLAN FOR THE HAWTHORNE
REDEVELOPMENT PROJECT NO. 2

Los Angeles County
Mr. David E. Jensen,
Chief Administrative Officer
500 West Temple Street, Room 713
Kenneth Hahn Hall of Administration
Los Angeles, Ca. 90012

RECEIVED
2003 JUN -3 PM 5:04
CHIEF ADMINISTRATIVE
OFFICE

Pursuant to Section 33328.3 of the California Health and Safety code, this is to advise you that on April 2, 2003, the Planning commission of the City of Hawthorne amended the boundaries of the Hawthorne Redevelopment Project No. 2. (the "Project") to add additional area (the "Added Area") within the Project Area.

The Redevelopment Agency of the City of Hawthorne (the "Agency") is in the process of preparing an amendment to the Redevelopment Plan for the Project to include the Added Area and it is the intention of the Agency to complete said Amendment and have it adopted pursuant to the California Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*).

It is the intention of the Agency to use 2003-04 assessment roll as the Base Year Assessment Roll for such Added Area for the allocation of taxes pursuant to Section 33670 of the Health and Safety Code.

Enclosed with this letter are the following:

1. A description of the boundaries of the Added Area; and
2. A map indicating the boundaries of the Added Area.

DATED: May 28, 2003

REDEVELOPMENT AGENCY OF THE CITY
OF HAWTHORNE

By

Executive Director

A large, stylized handwritten signature in black ink, written over a horizontal line. The signature is cursive and appears to be the name of the Executive Director.

AMENDING BOUNDARY OF HAWTHORNE REDEVELOPMENT

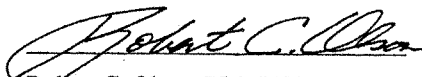
PROJECT No. 2

PROPOSED NEW AREA

PARCEL A

Beginning at the most northerly corner of Lot 34 of Tract No. 16663, in the City of Hawthorne, County of Los Angeles, as shown on map recorded in Book 511, Pages 15 through 19, inclusive, of Maps, records of said County, said corner being on the southeasterly line of the Pacific Electric Railway Company's 80.00 foot right of way, said corner being a common point in the boundaries of the City of El Segundo and the City of Hawthorne, as both boundaries existed on April 15, 2003 and having established grid coordinates of North 1,791,789.84 feet, Easting 6,449,118.06 feet, Zone 5 of the California State Coordinate System (NAD83); thence along said southeasterly line, South 62°25'00" West 2659.14 feet to the westerly line of the northwest quarter of Section 17, Township 3 South, Range 14 West of the Rancho Sausal Redondo as per map filed in Case No. 11629 of the Superior Court of the State of California; thence along said westerly line, North 00°13'08" East 1188.48 feet to a line parallel with and 25.00 feet northwesterly of the southeasterly line of the land described in Book 4215, Page 316 of said Deeds; thence along said parallel line North 11°21'00" East 421.61 feet to the northerly line of said Section 17; thence along said northerly line, South 89°45'00" East 1211.46 feet to the southerly prolongation of the westerly line of Isis Avenue, 60 feet wide, as shown on Tract No 14749, in the City of El Segundo, as per map recorded in Book 368, pages 18 through 22, inclusive of said Maps; thence along said southerly prolongation, South 00°11'19" West 50.00 feet to a line parallel with and 50.00 feet southerly of said northerly line of Section 17; thence along said parallel line, South 89°45'00" East 477.18 feet to the westerly line of the "Triangle No. 1 Annexation" to the City of Hawthorne as same existed on March 14, 1957, said westerly line being the beginning of a non-tangent curve, concave northeasterly, having a radius of 140.00 feet and to which beginning a radial line bears South 89°27'05" West; thence along said most westerly line of the "Triangle No. 1 Annexation" to the City of Hawthorne, the following three courses: Southeasterly 245.85 feet along said curve, through a central angle of 98°34'09", North 81°23'56" East 348.02 feet, South 18°34'12" East 250.23 feet to the point of beginning.

Containing an area of 50.10 acres, more or less.



Robert C. Olson, PLS 5490

Psomas

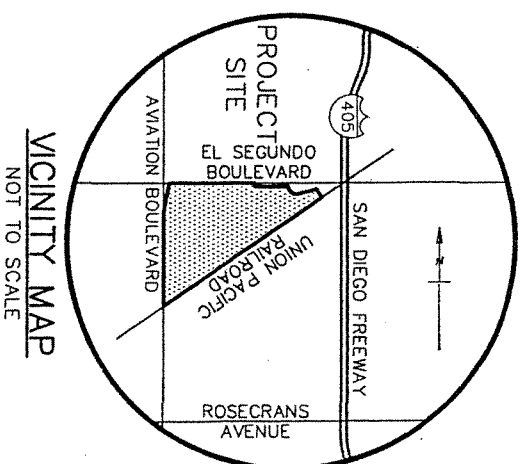
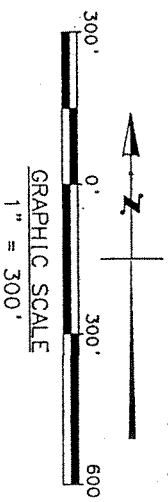
05.07.2003

Date

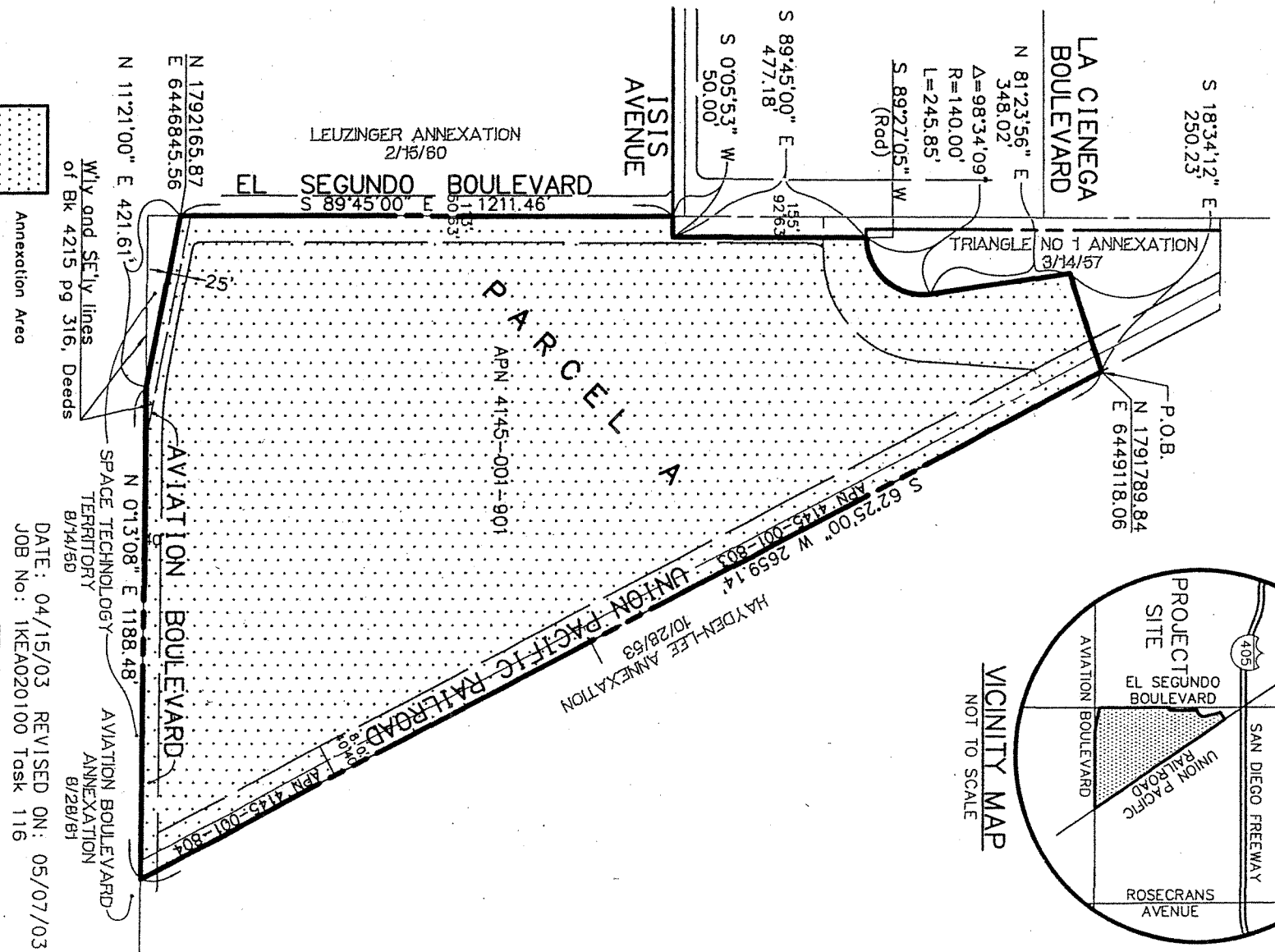


Amending Boundary of Hawthorne Redevelopment Project No 2

Containing 50.10 Acres
County of Los Angeles, State of California



VICINITY MAP
NOT TO SCALE



DATE: 04/15/03 REVISED ON: 05/07/03
JOB No: 1KEA020100 Task 116

PSOMAS

1144 West Olympic Boulevard
Suite 750
West Los Angeles, CA 90064
(310) 854-3700 (310) 854-3777 (FAX)

GEOGRAPHIC DESCRIPTION
AMENDING BOUNDARY OF HAWTHORNE REDEVELOPMENT
PROJECT No. 2
ADDITIONAL PROPOSED NEW AREA
PARCEL B

Beginning at the intersection of the southerly line of Section 7, Township 3 South, Range 14 West of the Rancho Sausal Redondo as per map filed in Case No. 11629 of the Superior Court of the State of California and a line parallel with and 1415.20 feet westerly of the easterly line of said Section 7 and having established grid coordinates of North 1,792,168.43 feet, Easting 6,445,349.26 feet, Zone 5 of the California State Coordinate System (NAD83); thence northerly along said parallel line, North 00°00'53" East 2008.61 feet; thence South 89°59'07" East 339.18 feet; thence South 00°00'53" West, 182.00 feet; thence South 89°59'07" East 289.64 feet; thence South 00°00'53" West 67.93 feet; thence South 89°58'15" East 458.82 feet; thence North 49°06'45" East 38.19 feet; thence South 89°58'15" East 73.81 feet; thence North 67°20'15" East 38.39 feet; thence North 89°59'22" East 59.86 feet; thence North 89°59'22" East 101.20 feet; thence South 00°10'18" West 360.00 feet; thence South 89°59'22" West 100.21 feet; thence South 00°00'53" West 1390.25 feet; thence South 89°54'07" East 186.40 feet; thence North 00°10'18" East 1750.61 feet; thence North 89°59'22" East 118.00 feet; thence South 00°10'18" West 78.14 feet; thence South 00°10'18" West 80.00 feet; thence South 00°10'18" West 228.85 feet; thence North 89°54'04" West 12.03 feet to the beginning of a non-tangent curve, concave southeasterly, having a radius of 25.00 feet and to which

beginning a radial line bears North 00°05'56" East; thence southwesterly 39.24 feet along said curve through a central angle of 89°55'38"; South 00°10'18" West 67.03 feet; thence North 89°54'04" West 6.00 feet; thence South 00°10'18" West 1321.85 feet; thence North 89°54'07" West 50.57 feet; thence South 11°18'32" West 50.97 feet; thence North 89°54'07" West 99.45 feet to the beginning of a non-tangent curve concave to the west, having a radius of 2834.93 feet and to which beginning a radial line bears South 83°59'40" East; thence southerly 18.10 feet along said curve through a central angle of 00°21'57"; thence North 89°54'07" West 253.27 feet; thence North 48°02'05" West 8.99 feet; thence North 89°54'07" West 457.16 feet; thence South 00°05'53" West 10.00 feet; thence North 89°54'07" West 150.66 feet; thence North 78°10'58" West 31.66 feet; thence North 85°05'08" West 18.69 feet; thence North 89°54'07" West 322.97 feet; thence North 66°02'02" West 158.17 feet to the Point of Beginning

Containing an area of 61.09 acres, more or less.



Robert C. Olson, PLS 5490

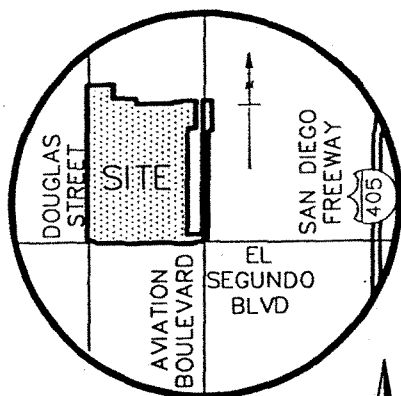
Psomas

05.07.2003

Date



Containing 61.09 Acres
County of Los Angeles, State of California

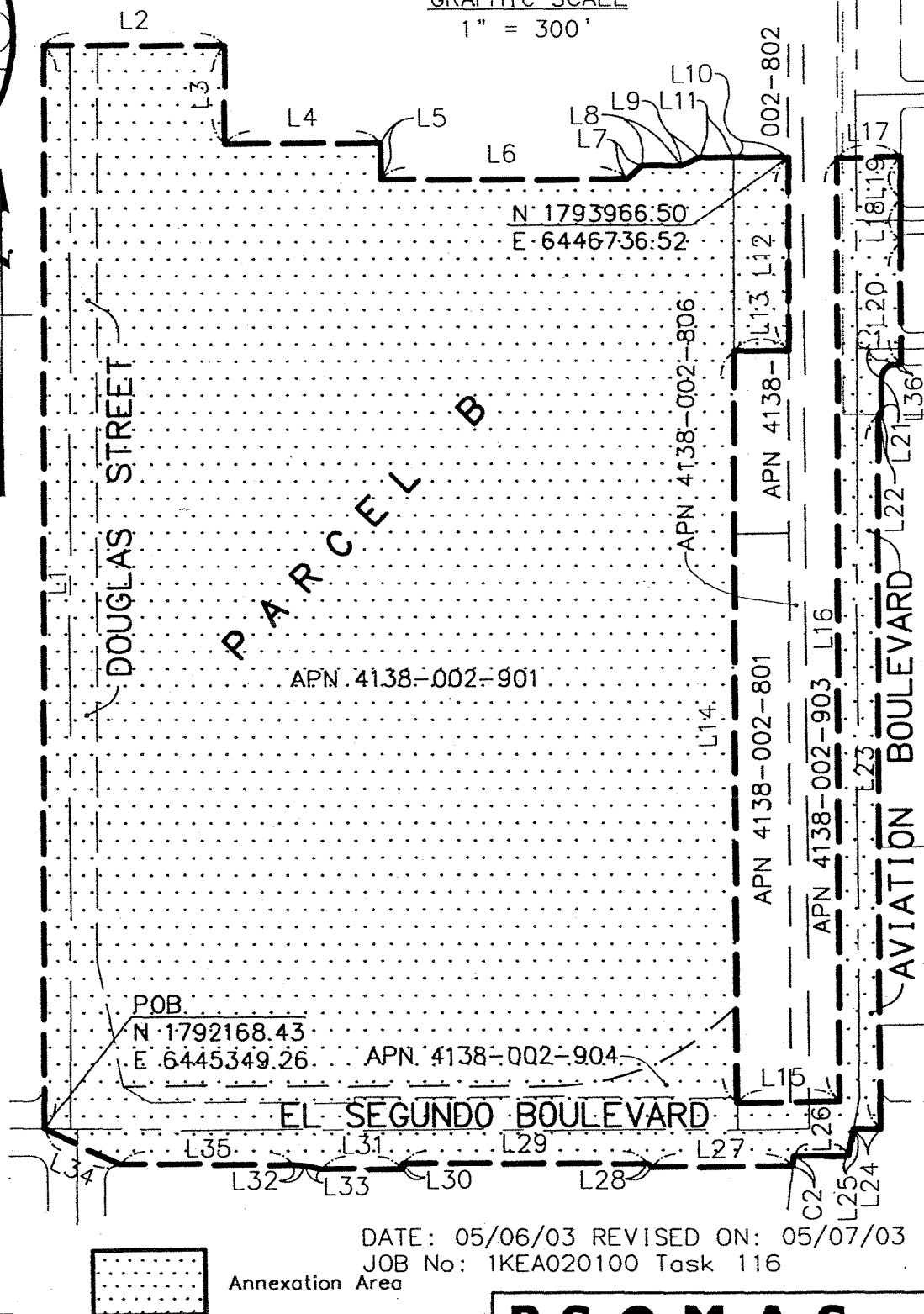


NOT TO SCALE


$$1'' = 300'$$

LINE TABLE		
LINE	LENGTH	BEARING
L1	2008.61'	N00°00'53"E
L2	339.18'	S89°59'07"E
L3	182.00'	S00°00'53"W
L4	289.64'	S89°59'07"E
L5	67.93'	S00°00'53"W
L6	458.82'	S89°58'15"E
L7	38.19'	N49°06'45"E
L8	73.81'	S89°58'15"E
L9	38.39'	N67°20'15"E
L10	101.20'	N89°59'22"E
L11	59.86'	N89°59'22"E
L12	360.00'	N00°10'18"E
L13	100.21'	N89°59'22"E
L14	1390.25'	N00°00'53"E
L15	186.40'	S89°54'07"E
L16	1750.61'	N00°10'18"E
L17	118.00'	N89°59'22"E
L18	80.00'	S00°10'18"W
L19	78.14'	N00°10'18"E
L20	228.85'	N00°10'18"E
L21	67.03'	N00°10'18"E
L22	6.00'	N89°54'04"W
L23	1321.85'	N00°10'18"E
L24	50.57'	N89°54'07"W
L25	50.97'	S11°18'32"W
L26	99.45'	S89°54'07"E
L27	253.27'	S89°54'07"E
L28	8.99'	N48°02'05"W
L29	457.16'	S89°54'07"E
L30	10.00'	N00°05'53"E
L31	150.66'	S89°54'07"E
L32	18.69'	S85°05'08"E
L33	31.66'	S78°10'58"E
L34	158.17'	S66°02'02"E
L35	322.97'	S89°54'07"E
L36	12.03'	N89°54'04"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	39.24'	25.00'	89°55'38"



DATE: 05/06/03 REVISED ON: 05/07/03
JOB No: 1KEA020100 Task 116

Plotted: 05/07/03 15:31:34 W:\A\AFB\SITE B\SURVEY\LAFCO\PLTSHT\PL-REDEV2.dwg JChiappe

P S O M A S

11444 West Olympic Boulevard
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